



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6579  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Audit and Accountability Committee  
**On agenda:** 11/17/2020  
**Title:** Woodlawn Lake Multi-Generational Center [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
INTERDEPARTMENTAL CORRESPONDENCE**

**TO:** Erik Walsh, City Manager  
**FROM:** Razi Hosseini, P.E., R.P.L.S., Director, Public Works  
**OPIES:** Audit and Accountability Committee; Ben Gorzell, Jr., CPA, Chief Financial Officer; Kevin Barthold, City Auditor; Roderick J. Sanchez, AICP, CBO, Assistant City Manager; Dr. Colleen Bridger, Assistant City Manager; Luis Maltos, Assistant Director, Public Works; Homer Garcia, Director, Parks & Recreation Department; Troy Elliott, CPA, Deputy Chief Financial Officer  
**SUBJECT:** Consideration of Completed High Profile Solicitation  
**DATE:** November 17, 2020

The following high profile project has completed the solicitation process. This item is presented to the Audit and Accountability Committee for review prior to the full City Council for consideration.

**Woodlawn Lake Park Multi-Generational Center (Public Works)** - The City of San Antonio issued a Request for Competitive Sealed Proposals for the demolition of the existing Berta Almaguer Dance Studio and construction of a new larger facility. The new facility will include dance studios, classrooms, a large common room, a patio overlooking the Casting Pond, staff offices, and additional storage and changing facilities for the dance program. In addition to Parks & Receptions Department programming, the classrooms will be available to neighborhood groups for meetings. Materials will be salvaged from the existing Berta Almaguer building for reuse in the new project. This project will also include an extension of the Linear Creekways trail through the

site and a protected crosswalk.

Solicitation Type: Request for Competitive Sealed Proposal  
 Estimated Contract Value: \$4.67 Million  
 Term of Contract: Until Project Completion (estimated May 2022)  
 Number of Respondents: 11 (seven Respondents deemed non-responsive for failure to meet the SBEDA subcontracting requirements)  
 Contracts to be Awarded: 1  
 Council Consideration: December 17, 2020  
 Evaluation Criteria: Experience, Background and Qualifications, Key Personnel, Key Sub-consultants: 25 points  
 Understanding of the Project and Proposed Management Plan: 25 points  
 Overall evaluations of the firm/team and its ability to provide the required services: 10 points  
 Price Proposal: 20 points  
 SBE Prime Contract Program: 10 points  
 M/WBE Prime Contract Program: 10 points  
 SBEDA Requirements: 23% M/WBE Subcontracting Requirement  
 3% AABE Subcontracting Requirement  
 Local Preference Program: Not Applicable  
 Veteran Owned Small Business Preference Program: Not Applicable  
 Voting Members: Roderick J. Sanchez, AICP, CBO, Assistant City Manager, City Manager's Office  
 Melinda Cerda, Assistant Director, Parks & Recreation Department  
 Gopinath Akalkotkar, City Architect, Public Works Department  
 Cathleen Crabb, Sr. Architect, Public Works Department  
 Sandy Jenkins, Parks & Recreation Manager, Parks & Recreation Department  
 Aline Yoldi, AIA Board of Directors, Treasurer, American Institute of Architects  
 San Antonio

RFCSP#: PublicWorks04222020JEC WOODLAWN LAKE PARK MULTI-GENERATIONAL CENTER  Score Summary *FINAL EVALUATION Wednesday, July 22, 2020	Maximum Points	Vendor A	Vendor B	Vendor C	Vendor D
A. Experience, Background and Qualifications, Key Personnel, Key Sub-Consultants	25	23.58	20.33	13.67	12.67
B. Understanding of the Project and Proposed Management Plan	25	23.00	20.33	15.33	11.67
C. Overall evaluations of the firm/team and its ability to provide the required services	10	9.00	6.17	4.00	2.67
D. Price Proposal	20	14.96	16.78	18.92	20.00
E. SBEDA	20	0.00	0.00	0.00	0.00
TOTAL SCORE	100	70.54	63.61	51.92	47.01
RANK BASED ON TOTAL SCORE		1	2	3	4

\*One evaluation meeting was held with no interviews conducted.

Due diligence conducted for the remaining respondents to the above solicitation included a search of federal and state debarment lists, prohibited political contributions, conflicts of interest, delinquent City/County taxes, outstanding payments to the City, payment of state franchise fees as well as a search of the internet for pertinent business information. No material findings were noted that would prevent the City from awarding to the selected vendor.

Staff recommends committee approval to proceed with scheduling this item for full City Council consideration.